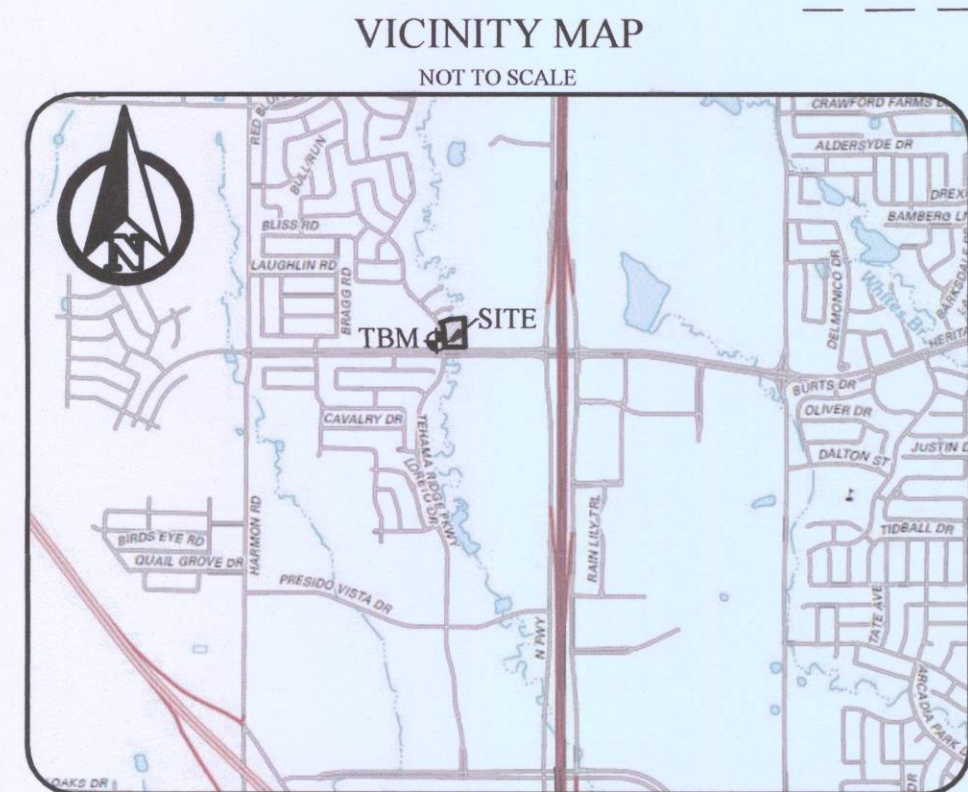


MONUMENTS / DATUMS / BEARING BASIS
CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
TBM ◆ Site benchmark (see vicinity map for general location)
Coordinate values, if shown, are US.SyFl/TxCS,'83, NCZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TxCS,'83, NCZ)

LEGEND OF ABBREVIATIONS
US.SyFl. United States Survey Feet
TxCS,'83, NCZ Texas Coordinate System of 1983, North Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.T.C.T. Plat Records of Tarrant County, Texas
O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
D.R.T.C.T. Deed Records of Tarrant County, Texas
POB Point of Beginning
POC Point of Commencing



FORT WORTH

City Plan Commission
City of Fort Worth, Texas
This plat is valid only if recorded within ninety (90) days after date of approval.

Plat Approval Date: 9/23/2016

By: *Emilio R. Borne* (Chairman)

By: *Dana Supp* (Secretary)

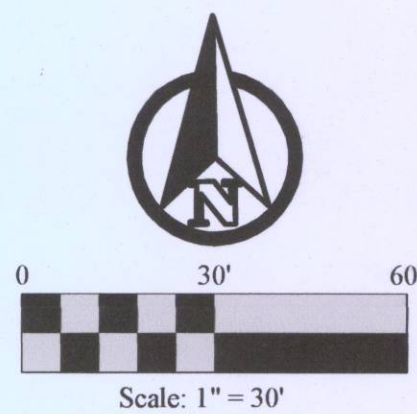


Client
HydroLink Engineering
16301 Quorum Drive, Suite 201 B
Addison, Texas 75001

Client
CEI Engineering Associates, Inc.
3030 LBJ Freeway, Suite 100
Dallas, Texas 75234

Owner
SRI Real Estate Properties LLC
300 Johnny Bench Drive
Oklahoma City, Oklahoma 73104

JPH Job No.
2015.040.011 NEC Heritage Trace & Tehama Ridge, Fort Worth - PLAT.dwg
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807 Bluebonnet Drive, Suite C Keller, Texas 76248
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TBPLS Firm #10019500 #10194073 #10193867
DFW | Austin | Abilene



SURVEYOR'S NOTES

- A portion of this property lies within a Zone AE 100-year floodplain according the National Flood Insurance Programs (NFIP) Federal Insurance Rate Map (FIRM) for the City of Fort Worth, Tarrant County, Texas. Panel 4849CO065K revised September 25, 2009.
- This survey was performed with the benefit of a commitment for title insurance provided by First American Title Insurance Company, Commitment No. 1002-153898-RTT, and GF Number 1002-153898-RTT effective June 03, 2015 and issued June 24, 2015. Complete copies of the record description of the property, any record easements benefitting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey except for those items listed within Schedule B of said commitment. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.
- On-Site Benchmark - Mag nail with washer stamped "JPH LAND SURVEYING" set on southeast corner of concrete inlet located approximately 87.00 feet northeasterly of the intersection of Tehama Ridge and Heritage Trace Parkway. - Elevation = 719.99'
- This final plat succeeds the Preliminary Plat with City of Fort Worth Case number PP-14-013.

Development Yield

Residential Lots: Number 0
Acreage: Single Family Detached 0
Non-Residential Lots: Number 0
Acreage: Commercial Lots 1.769

Gross Site Area (Acreage): 1.769 Ac.

Total Number of Dwelling Units: 0
Single Family Attached 0 Two Family 0 Multifamily 0

Industrial Lots 0 Open Space Lots 0 Right of Way 0

STANDARD PLAT NOTES

Utility Easements

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat, and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Water / Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

Transportation Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

Site Drainage Study

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Floodplain Restriction

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(s) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

Private Common Areas and Facilities

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/ clubhouse/exercise/buildings and facilities. The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

Building Permits

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

Flood Plain/Drainage-Way: Maintenance

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainageways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

Construction Prohibited Over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

Parkway Permit

Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

P.R.V's Required

Private P.R.V's will be required, water pressure exceeds 80 P.S.I.

SURVEYOR'S CERTIFICATION

I, Jewel Chadd, a Registered Professional Land Surveyor in the State of Texas, hereby state, to the best of my knowledge and belief, this plat hereby represents an on-the-ground survey performed by me and all the property corners are marked as indicated.

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
Email: jewel@jphls.com
September 14, 2016



STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS SRI Real Estate Properties LLC is the owner of that certain tract situated in the William McCowan Survey, Abstract number 999, City of Fort Worth, Tarrant County, Texas, said tract being a portion of the tract described in the deed to said SRI Real Estate Properties LLC recorded under Instrument Number D216089847 of the Official Public Records of Tarrant County, Texas; the subject tract being more particularly described as follows:

Commencing at an "x" cut in concrete found at the southeast corner Tehama Ridge Parkway as dedicated on the plat recorded in Cabinet A, Slide 10242 of the Plat Records of Tarrant County, Texas;

THENCE NORTH 00 degrees 41 minutes 49 seconds WEST, with the east line of Tehama Ridge Parkway, a distance of 108.29 feet to a 1/2 inch capped rebar stamped "Discillo & Terry" found at the beginning of a tangent curve concave to southwest having a radius of 540.00 feet;

THENCE continuing in a northwesterly direction, along the arc of the said tangent curve, and with east line of Tehama Ridge Parkway, an arc length of 162.98 feet to the north corner of the tract described in the deed to The City of Fort Worth, a municipal corporation, recorded under Instrument Number D216195628 of Official Public Records of Tarrant County, Texas, and being the POINT OF BEGINNING;

THENCE in a northwesterly direction, continuing with the east line of Tehama Ridge Parkway the arc of the curve, an arc length of 78.92 feet to a 5/8 inch capped rebar stamped "Carter & Burgess" found at the southwest corner of Lot 2, Block 1 of Tehama Ridge as recorded in Cabinet A, Slide 12942 of the Plat Records of Tarrant County, Texas;

THENCE NORTH 60 degrees 47 minutes 59 seconds EAST, with the south line of said Block 1, a distance of 118.14 feet to a 5/8 inch capped rebar stamped "Carter & Burgess" found at the south reentrant corner of Lot 3, Block 1 of Tehama Ridge;

THENCE NORTH 79 degrees 45 minutes 39 seconds EAST, continuing with the south line of Block 1, a distance of 159.66 feet to a 5/8 inch capped rebar stamped "Carter & Burgess" found at the southeast corner of Block 1;

THENCE SOUTH 00 degrees 25 minutes 37 seconds EAST, with the west line of the tract described in the deed to CADG FC10, LLC recorded under Instrument Number D214115412 of the Official Public Records of Tarrant County, Texas, a distance of 426.03 feet to the southwest corner of the said CADG FC10 tract, from which a Mag nail with a metal washer stamped "JPH Land Surveying" set on the top of curb, for reference, bears SOUTH 00 degrees 25 minutes 37 seconds EAST a distance of 9.45 feet;

THENCE SOUTH 89 degrees 34 minutes 54 seconds WEST, with the north right of way line of Heritage Trace Parkway as shown on the plat of Tehama Ridge (called to be a 120-foot wide right of way), a distance of 88.79 feet to the southeast corner of the aforementioned City of Fort Worth tract;

THENCE with the northeast line of the City of Fort Worth tract, the following calls:

- NORTH 09 degrees 33 minutes 57 seconds EAST, a distance of 10.95 feet;
- SOUTH 85 degrees 51 minutes 27 seconds WEST, a distance of 4.32 feet to the beginning of a tangent curve, concave to the northeast (curve to the right), having a radius of 32.00 feet;
- In a northwesterly direction, along the arc of the curve, and arc length of 40.00 feet to the end of the curve, same being the beginning of a reverse curve, concave to the southwest, and having a radius of 2,085.00 feet;
- In a northwesterly direction, along the arc of the curve, an arc length of 147.12 feet to the end of the curve, same being the beginning of a reverse curve, concave to the northeast, and having a radius of 485.01 feet;
- In a northwesterly direction, along the arc of the curve, an arc length of 30.34 feet to the end of the curve;
- NORTH 22 degrees 58 minutes 55 seconds WEST, a distance of 43.72 feet;
- NORTH 28 degrees 40 minutes 03 seconds WEST, a distance of 40.91 feet, returning to the Point of Beginning and enclosing 1.769 acres (77,076 square feet).

NOTE: The surveyor was not able to find or set monuments pertaining to the City of Fort Worth tract (new right of way); the corners are within an active construction zone where dirt is being added and removed.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, SRI Real Estate Properties LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described property as *Tehama Bluffs Addition, Lot 68, Block 2*, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate the Public Open Space Easement and Drainage Easement shown hereon to the public's use unless otherwise noted.

By: *Justin Ashby* 9/15/16 Justin Ashby, V.P. Comm.
SRI Real Estate Properties LLC Date Print Name/Title

STATE OF TEXAS §
COUNTY OF Oklahoma §

BEFORE ME, the undersigned notary public, State of Oklahoma, on this day personally appeared *Justin Ashby* of SRI Real Estate Properties LLC, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and considerations expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF September 2016.

Wick Packman
Notary Public, State of Texas Oklahoma
NOTARY PUBLIC
STATE OF OKLAHOMA
#120022
EXP. 01/01/2022



FP16-020

Case No. FP-16-020

Final Plat
TEHAMA BLUFFS ADDITION
LOT 68, BLOCK 2
1.769 ACRES
77,076 SQUARE FEET
William McCowan Survey, Abstract Number 999
City of Fort Worth, Tarrant County, Texas

Instrument Number D216273287 Date 09/23/2016